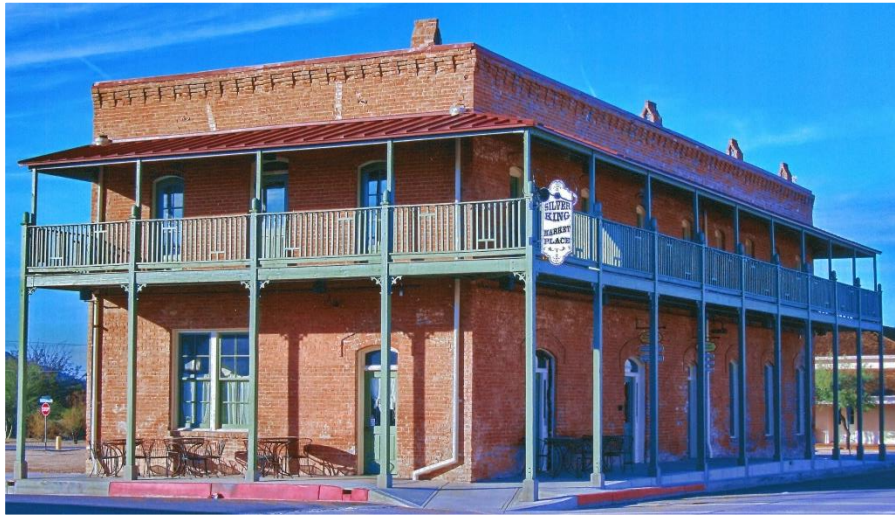


# Silver King Marketplace, Suite 102

440 North Main Street, Florence, AZ 85132



The Silver King Marketplace is a Town-owned property utilized as a business incubator. Lease rates are discounted to attract new business to Downtown Florence. Built in the late 1890s, the Silver King Marketplace served as the Silver King Hotel and was the social focus of Florence for many years. After an extensive renovation in 2009, this building was split into four retail suites to accommodate modern business operations and provide tenants with a unique, historic space to build their business.

Planned future improvements to the Silver King Marketplace over the next year include the creation of an onsite social gathering area (Silver King Plaza). This space will provide gardens, water features, and other regional amenities that will attract customers to businesses in the Silver King Marketplace. Tenant improvements are available for Suite 102 dependent upon the type of business and lease terms.

## General Information

**Closest Intersection:** Main Street and Ruggles Street

**Highway Access:** SR-79: .5 miles; Hunt Highway: 2 miles; SR-287: 1.2 miles

**Zoning:** Downtown Commercial (DC)

**Parking:** On-street

**Demographics:** 168,136 population/\$60,675 Household Income (20-mile radius)

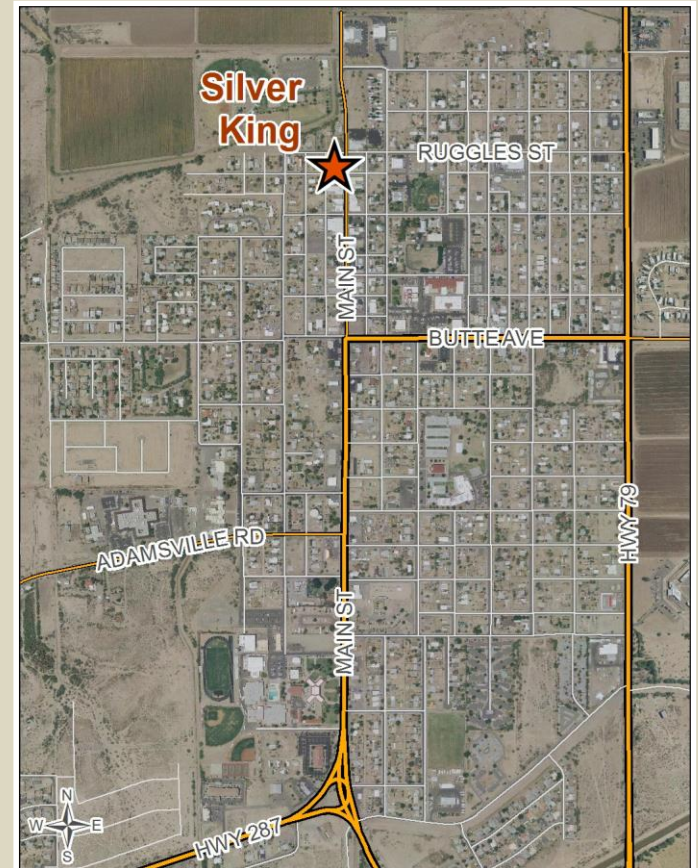
**Traffic Count:** 18,000 (SR-287 & Main)/ 12,500 (SR-79 & Butte)

## Current Tenants

Florence Fudge Company (NAICS 722513)

RZN8 Media (NAICS 541430)

Silver King Hair Co. (NAICS 812199)



# Silver King Marketplace, Suite 102

440 North Main Street, Florence, AZ 85132

Suite 102 is located on the ground level of the Silver King Marketplace and is the largest suite at 1,424 square feet. The suite has a total of five entry/exit points, with two ADA compliant points of entry from Main Street and the main lobby. This is a prime location in the heart of historic Downtown Florence where you are only blocks away from the recently renovated 1891 Pinal County Courthouse; across the street from the McFarland State Historic Park and U.S. Post Office; and in close proximity to a host of Territorial period residential properties.

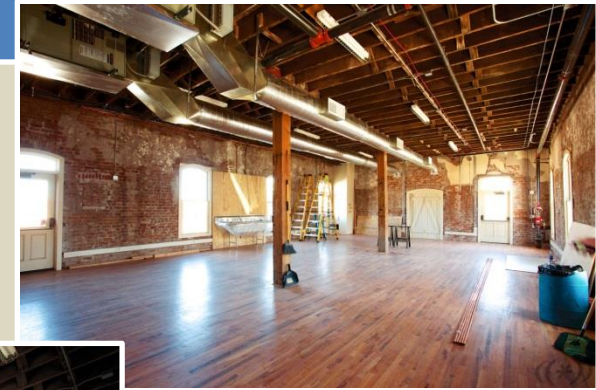
There are 168,000 people within 20 miles of the Silver King Marketplace. In addition, there are approximately 6,000 commuters who come to Florence each workday.

The Town of Florence is seeking an eating establishment or an eating and drinking establishment to cater to a robust lunch and growing dinner crowd. We are seeking a business that will create a unique experience for our residents, visitors, and the numerous employees who work within our community.

All interested parties in leasing space within the Silver King Marketplace must provide the following documents for consideration:

- Submission of a full business plan, including financials.
- List of all tenant improvements to be made.
- Service capacity of the food business, including required seating.
- Desired lease rate and terms.

The first review of submissions will take place on **Friday, August 23, 2013**. All submissions will be reviewed by Town of Florence staff and final approval of a lease will be granted by the Town Council. Preference will be given to those businesses that will add to the unique nature of the historic district and will extend operational hours into the evenings and weekends.



## Amenities

- Wood floors
- Ground floor access
- Direct access to outdoor porch
- 3-basin sink
- Hand sink
- A/C
- Grease interceptor
- Tankless water heater

## Silver King Marketplace - Suite 102

**Space Available:** 1,424 SF

**Rental Rate:** Negotiable

**Lease Terms:** Negotiable

**Dimensions:** L 47' 5" x W 30' x H 12' 6"

**Tenant Improvements:** TBD by Business and Lease Term

**Space Type:** Main Street Corridor

**Lease Type:** Incubator/5-Year to Market Rate



**FLORENCE, AZ**  
**ECONOMIC**  
**DEVELOPMENT**

Scott Bowles, Economic Development Coordinator  
T (520)868-7549 F (520)868-7546  
Scott.Bowles@florenceaz.gov